

CITY OF BEAVERTON

PLANNING COMMISSION

FINAL AGENDA

BEAVERTON CITY HALL
COUNCIL CHAMBERS
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

JULY 24, 2002

7:00 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATION

OLD BUSINESS

CONTINUANCE

1. **APP2002-0010 - APPEAL OF HEARTHSTONE COTTAGES SUBDIVISION (SB2002-0003)**

(Continued from July 10, 2002)

The Planning Commission will hear an appeal of the Planning Director's decision approving the request for Hearthstone Cottages subdivision provided May 31, 2002. The Planning Director approved a request for a 22-lot subdivision for individual ownership of townhomes which includes driveway access to SW 135th Avenue. The appellant states a concern that additional traffic and noise will occur as a result of the proposed development. The appellant states access to SW 135th for the proposed development will create a natural "short-cut" for traffic in the area by providing access to and from SW Davies Road and SW 135th Avenue along the private drive, bypassing SW Scholls Ferry Road. The private drive is a looped roadway shared by the proposed development and two other built developments which currently have access to SW Davies Road. The Planning Director's approval of the request included a condition of approval requiring the applicant to provide a traffic analysis showing the potential impact from "short-cut" traffic and identify the necessary mitigation to address these impacts. Any potential mitigation is to be approved by the Board of Design Review. The appellant is requesting that the applicant provide the additional transportation mitigation, as part of the Subdivision approval, to offset potential traffic impacts from the private drive connecting to SW 135th Avenue. The appellant states that a requirement for such mitigation is necessary to meet the Subdivision approval criteria.

NEW BUSINESS

PUBLIC HEARINGS

1. **CPA2001-0013/RZ2001-0014 - SW HOCKEN AVENUE/SW JENKINS ROAD LAND USE MAP AMENDMENTS AND REZONE**

This proposal is to amend the Land Use Map in the Comprehensive Plan and Zoning Map to designate four parcels that have been annexed into the City, by a separate process, Corridor on the Land Use Map and Community Services (CS) on the Zoning Map in place of the current Washington County designations of Industrial on the County's Cedar Hills – Cedar Mill Community Plan, with an Interim Light Rail Station Area

Overlay District. These parcels are contiguous. Their tax lots identification is Map 1S109AC, Lots 15201 and 15300 and Map 1S109DB, 00200 and 00300.

2. **CPA2002-0003 - KNOLLHURST CONDOMINIUMS AND HYLAND HILLS TOWNHOMES LAND USE MAP AMENDMENT**

This is a request for Planning Commission approval of a Comprehensive Plan Land Use Map amendment replacing the current Corridor designation with the Neighborhood Residential Urban Standard Density (NR-SD) designation to best fit with the existing zoning district of Single Family (Urban Standard Density) R-7: 7,000 square feet of area per dwelling unit, consistent with the Comprehensive Plan Section 1.3.1. criteria.

APPROVAL OF MINUTES FOR JULY 10, 2002

APPROVAL OF ORDERS

MISCELLANEOUS BUSINESS

DIRECTOR'S REPORT

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2348 OR 526-2222/VOICE/TDD.